

ENGLANDS



26a Trident Court, Savoy Close

Harborne, Birmingham, B32 2HD

£95,000





PROPERTY DESCRIPTION

A second floor studio apartment set in a cul-de-sac location. Briefly comprising: hallway, living room with bedroom area, kitchen, bathroom, double glazing and electric heating where specified. Garage in separate block.

Trident Court is conveniently located in Savoy Close which leads off Tennyal Road, in turn leading between Court Oak Road and War Lane/Northfield Road. It is readily accessible to the Queen Elizabeth Medical Centre, the University of Birmingham and Harborne Leisure Centre, as well as excellent amenities around Harborne High Street and regular transport services leading through to comprehensive City Centre leisure entertainment and shopping facilities.

The property itself is situated on the second (top) floor of this low rise purpose-built block and enjoys a pleasant front outlook. It is set in landscaped grounds having lawns, trees and some communal parking facilities. Approach is via a communal entrance hall with security answerphone system.

An internal inspection is essential and thoroughly recommended to fully appreciate the accommodation which comprises in more detail.



Tel: 01214271974

There is a good sized storage cupboard situated adjacent to the front door, designated for the exclusive use of the occupant. Entrance door leads into:

ENTRANCE HALLWAY

Having ceiling light point, recessed coat hanging area and security answerphone.

LIVING ROOM/BEDROOM

5.69m max x 3.27m max (18'8" max x 10'8" max)

Having two ceiling light points, built in storage cupboard, UPVC double glazed window and wall-mounted electric heater.

KITCHEN

2.13m max x 2.13m max (6'11" max x 6'11" max)

Having UPVC double glazed window, partial tiling to walls, a range of base and wall units with worktop over, single bowl sink drainer with mixer tap over, plumbing for washing machine, electric oven with electric hob and extractor fan over, and tiled flooring.

BATHROOM

Having ceiling light point, tiling to walls and floor, wall mounted electric shower, panelled bathtub, low flush WC, pedestal hand wash basin, extractor fan and airing cupboard housing water tank.

OUTSIDE

Garage in separate block

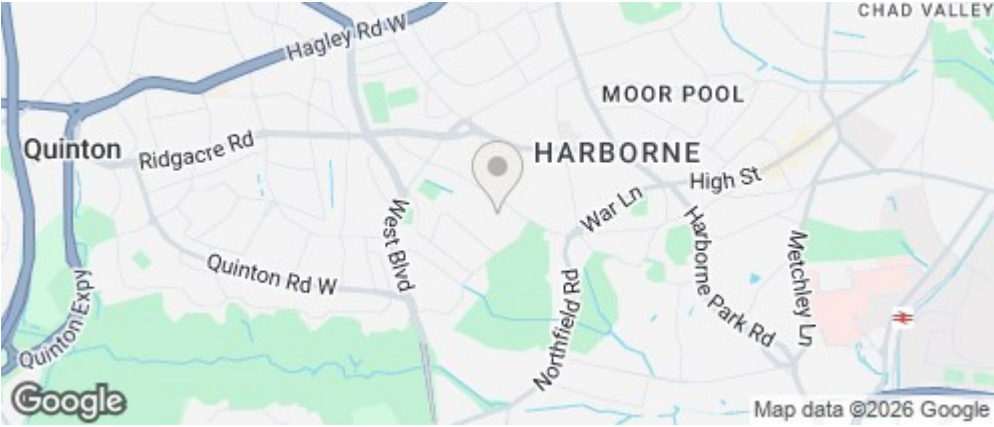
ADDITIONAL INFORMATION

There are two communal drying rooms.

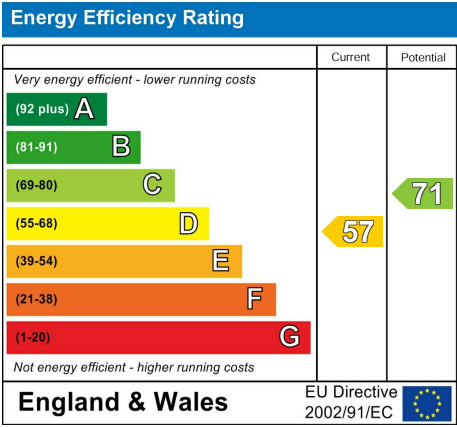
Tenure: we are advised the property is leasehold with 956 years remaining and a service charge of £1,075.00 per annum.

Council Tax band: A

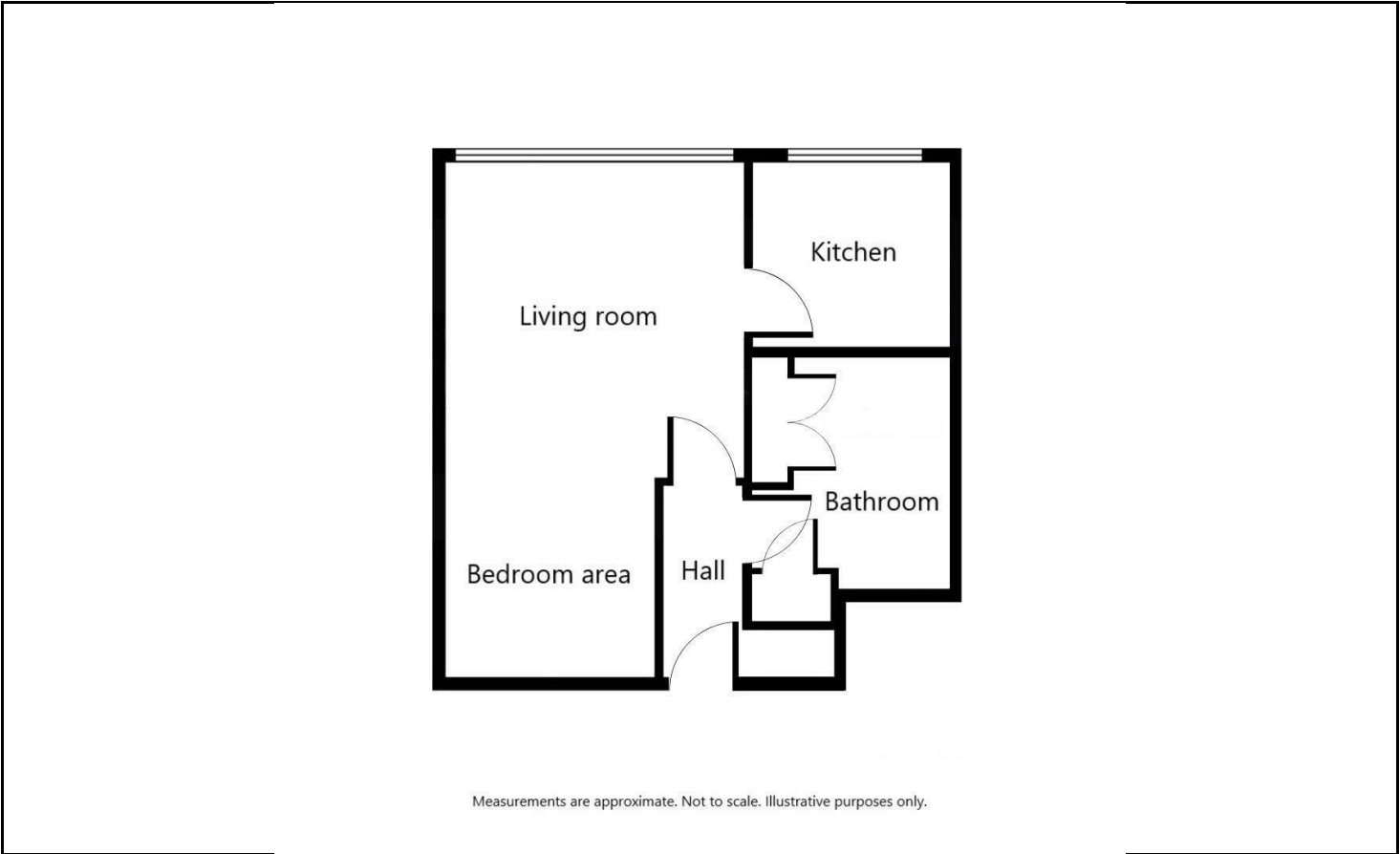
ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN



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“The agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The measurements supplied are for general guidance, and as such, must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction, or condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.”

Misrepresentation Act 1967

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